

District VI Advisory Board
Minutes
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Monday
March 5, 2012
6:30 p.m.

Evergreen Recreation Center
2700 N. Woodland
Clubroom /Lounge

The District VI Advisory Board meeting was held at 6:30 p.m. at the Evergreen Recreation Center Lounge Clubroom 2700 N. Woodland. District VI councilwoman led the meeting with eight (8) District Advisory Board members in attendance, five (5) city staff and six (6) members of the public who signed in.

Members Present

Cathy Landwehr
Denise O'Leary-Siemer
Deborah Sanders
Scott Dunakey
Joel Weihe
Charlie Claycomb
Denice Bruce
John VanWalleghen

Members Absent

none

Staff Present

Lt. Fleming, Fire
Alycia Garrett, Neighborhood Services
Mark Stanberry, Housing and Community Services
Officer Rusco, Patrol North
Officer Schwiethale, Patrol South

Council Member Miller called the meeting to order at 6:30 p.m. welcoming everyone. **Miller** asked members to introduce themselves and state their representation for serving on the board.

Approval of Minutes

The minutes for February 6 and February 15, 2012 were approved as submitted. **(Bruce/Landwehr: 8-0)**

Approval of Agenda

The agenda for March 5, 2012 was approved as submitted. **(VanWalleghen/Claycomb: 8-0)**

Public Agenda

1. **Scheduled items:** None at this time.
2. **Off-agenda items:** None at this time.

*******Action:** Receive and file.

STAFF PRESENTATIONS

3. **Fire Department Report**

Lt. Fleming, Station 7, reported 6 fires in the vicinity, but none are currently under investigation. Citizens were encouraged to make sure that they check their smoke detector batteries when they change their clocks for daylight savings time and to seek appropriate shelter if severe weather arises.

4. **Community Police Report**

Patrol South: *Officer Schwiethale* reported that patrol south old town division had a total of 19 larcenies and an increase in burglaries. Police are assembling a special assignment team to assist with and resolve this issue.

Patrol North: *Officer Rusco* reported that there has been a slight increase of burglaries off of 10th & main. The property taken and method of entry vary, so police will be monitoring this area closely for the upcoming month. 49 beat reported citizens reporting mail theft and suspicious cars in the area. The neighborhood association will be working with police to monitor these concerns. Auto thefts have increased in the area per citizens leaving cars running while warming up. There have also been an increased number of vehicles being vandalized in the area by shooting out/egging car windows. 48 beat had some gang graffiti which is being painted over. The camera system used to monitor this type of activity is out of order right now.

***** **Action:** Receive and file

New Business

5. Request for Resolution of Support for Application for Housing Tax Credits (The Commodore, 222 E Elm)

Mark Stanberry, Housing and Community Services, presented this request for resolution of support for application for Housing Tax Credits for The Commodore, located at 222 E Elm. The City has received a request from Garrison Community Development, LLC, for a City Council resolution of support for an application for 9% Housing Tax Credits in connection with acquisition and renovation of the Commodore Apartment building, located at 222 E. Elm Street. The proposed project, upon completion, will offer a total of 56 apartments, including 14 studio units, 33 one-bedroom units, and nine two-bedroom apartment units. Amenities will include in-unit washing machines and dryers, patios/balconies, a community room, and a computer lab. The City's HTC Policy requires a set-aside of 20% of the units for market-rate tenants. The developer intends to comply with the requirement, and proposes to offer 13 market-rate units. Preliminary tax credit rent amounts are estimated to be between \$150 and \$458 per month, net of utility allowances, depending on household income. Market rate units will be offered for between \$425 and \$550 per month. The total project cost is estimated to be \$8,858,223. Financing includes equity to be realized from the sale of the HTCs, State Historic Tax Credits, and Federal Historic Tax Credits as well as deferred developer fees. The City will not be involved in the financing of the project.

The Planning Department has reviewed the proposed project, and supports adoption of a resolution of support. Planning staff noted that the project falls within the Center City Neighborhood Plan and the Project Downtown Master Plan areas, and considers the proposed project to be consistent with goals specified in both plans.

The Office of Central Inspection (OCI) also reviewed the proposed project. OCI staff indicated that the parking capacity reflected in the preliminary site plan is not sufficient under current standards. Current standards, under the Unified Zoning Code (UZC) require 75 parking spaces, based on the number and size of units, while the preliminary site plan reflects only 38 parking spaces. The shortfall could be addressed through a combination of administrative adjustments, BZA action, and/or offsite acquisition of additional parking that complies with the UZC. Minor additional landscaping would be required for the surface parking lot improvements along Elm and Market Street. OCI further noted that while the apartment units would not be required to meet construction design standards of the Fair Housing Act, the common use elements within the building, including the community room, computer lab, the elevator and any lobby elements will have to meet the 2010 Standards for Accessibility. OCI previously completed preliminary reviews of the subject building, and found that a sprinkler system, an additional new stairway, or a means to enclose the existing center stairway, and accessible entry means to the building will be required.

The resolution of support will not constitute final plan or design approval. If the project is awarded Housing Tax Credits, the project developer must comply with all requirements associated with appropriate plan reviews required for issuance of a City building permit. These reviews will include compliance with the City of Wichita's Housing Tax Credit Policy design guidelines. Further, the developer must comply with any additional reviews that may be requested by the City Council member in whose district the proposed project is planned.

The Board/citizens had the following questions/comments. *Responses are in Italics.*

- How many apartments are occupied? *97% occupancy. What will happen to the others? They will need to find another place to live, but will be given adequate bonus incentives to move including a washer/dryer and free hot water heaters.*
- Will the lobby be retained? *The lobby will be retained and restored, but the apartments themselves will get new stuff.*
- What is the estimated date that we will begin this project? *Roughly September of next year. How will citizens be relocated? Unit by unit.*
- Will they be replacing the windows or repairing them? *We do not have all the details worked out on that yet. We will be working with the historic reservation planner to maybe repair the windows and make them more energy sufficient and cost effective.*
- Sound proofing will be much better
- New doors would help
- Are we going to have increased security in this area due to vandalism? *Yes will work with police to make this area safe.*

***** **Action:** The Board moved to approve a recommendation for adoption of the resolution of support for the Housing Tax Credit Application, subject to further review, in accordance with the City of Wichita's Housing Tax Credit Policy. **(Dunakey/Wiehe: 8-0)**

6. Request for Resolution of Support for Application for Housing Tax Credits (McComas Apartments)

Mark Stanberry, Housing and Community Services presented this item. The City has received a request from Starkey, Inc., for a City Council resolution of support for an application for 9% Housing Tax Credits in connection with construction of a 22 housing apartment complex located at approximately 551 N. McComas. The proposed project will offer 22 one-bedroom apartment units, within three buildings. Other amenities include a clubhouse/community room, a walking path, and in-unit washing machines and dryers. The City's HTC Policy requires a set-aside of 20% of the units for market-rate tenants. Waiver of this requirement is requested, as the project will serve citizens with intellectual and/or developmental disabilities, a special needs population. The HTC Policy provides for a waiver of the 20% market-rate unit requirement when special needs populations are exclusively served. According to the HTC application, preliminary tax credit rent amounts are estimated to be \$400 per month, net of utility allowances. According to the information provided, the total development cost is estimated to be \$2,736,870. In addition to equity generated by the sale of the Housing Tax Credits, Starkey, Inc. will provide funding to complete the project. The City will not be involved in the project financing.

The Planning Department has reviewed the proposed project, and supports adoption of a resolution of support. Planning staff noted that the project is consistent with the Wichita-Sedgwick County Comprehensive Plan Functional Land Use Map, which designates the subject property for Urban Residential Land Uses. Planning staff indicated that the proposed construction project will trigger compliance with the City's landscape ordinance.

The Office of Central Inspection has also reviewed the proposed project. OCI staff indicated that a lot split would be required to accommodate the structures on the site, and that it would be necessary to establish additional easements for sanitary sewer maintenance. In addition, OCI noted that a minimum of 30 parking spaces would be required. The preliminary site plan reflects a total of 24 parking spaces. Thus, it would be necessary to address the shortage through a combination of administrative adjustments to reduce the parking capacity, or through action taken by the Board of Zoning Appeals, or by offsite acquisition of parking that would comply with the Unified Zoning Code. OCI further noted that minor additional landscaping would be required for the surface parking lot improvements along McComas, and any required screening construction for adjacent properties would have to meet the requirements for elements constructed within utility easements and/or setbacks. Fair Housing Act construction design standards would apply to the project as well as 2010 standards for accessibility. A fire sprinkler system would be required in the apartment structures.

The resolution of support will not constitute final plan or design approval. If the project is awarded Housing Tax Credits, the project developer must comply with all requirements associated with appropriate plan reviews required for issuance of a City building permit. These reviews will include compliance with the City of Wichita's Housing Tax Credit Policy design guidelines. Further, the developer must comply with any additional reviews that may be requested by the City Council member in whose district the proposed project is planned.

The Board has the following questions/comments. *Responses are in Italics.*

- How soon will this project be completed? *There is no project timeline/schedule set yet.*
- Will there be a designated smoking area? *Yes we are considering making a smoking area quite a distance from the building for those using oxygen.*
- Is there a safe room for severe weather? *Yes in the clubhouse and office area.*

City Council may or may not appoint an independent advisory committee to look at privatization. Staff is asking for further clarification of the Council's vision.

*******Action:** The Board moved to approve recommendation for adoption of the resolution of support for the Housing Tax Credit Application, with waiver of the 20% market-rate unit requirement, subject to further review, in accordance with the City of Wichita's Housing Tax Credit Policy. **(Dunakey/Claycomb: 8-0)**

Board Agenda

7. Problem Properties

- 2938 Columbine – please ask the inspector to give an update to Councilmember Miller.
- On I-235 the mix used to fix a pothole did not stick. Dunakey stated that it was due to cold weather.

***** **Action:** Receive and propose appropriate action.

11. Neighborhood Reports

None were given

*******Action:** Receive and file.

Updates from councilmember

Announcements

- Next DAB Meeting will be on Wednesday, April 18, 2012

With no further business to discuss the meeting adjourned at 8:30 p.m.